

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

STEARNS COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE 30 +/- ACRE ESTATE WITH STUNNING HOME NEAR SAINT CLOUD

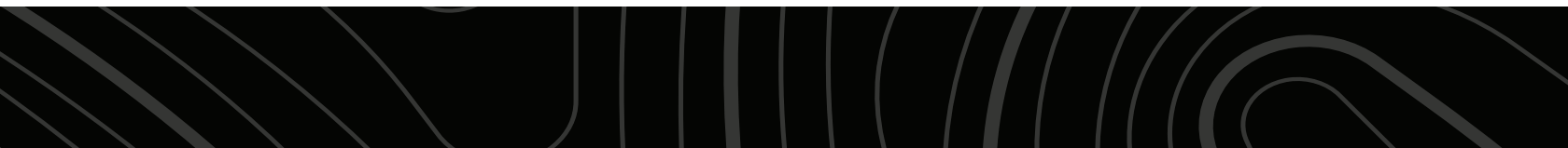
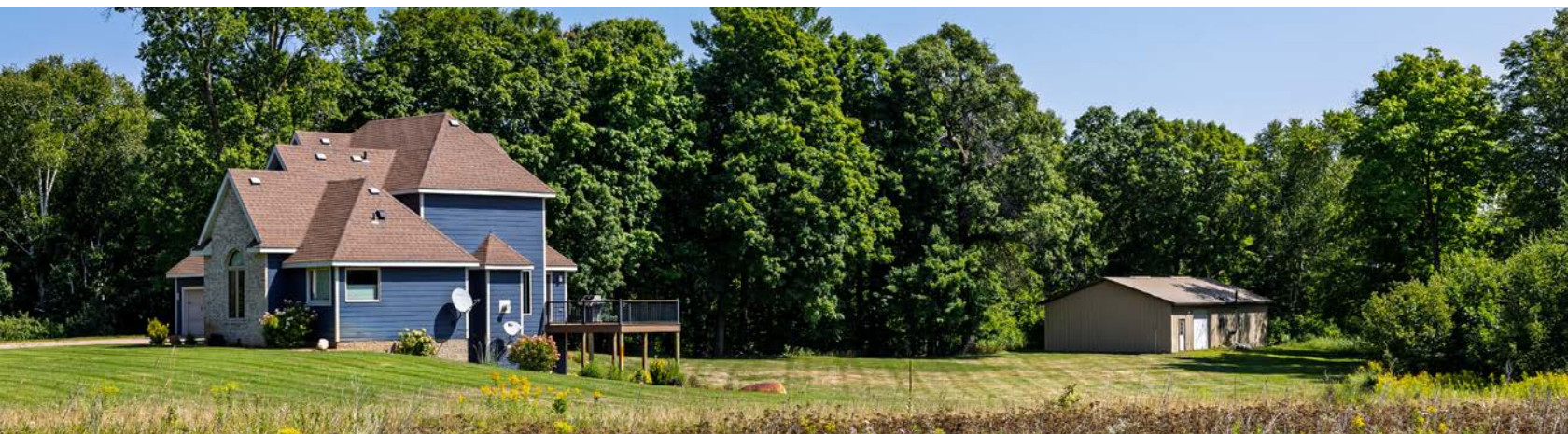
Tucked away in a peaceful country setting at the end of a shared private driveway, this remarkable 4 bedroom, 4 bath home offers 4,301 square feet of beautifully finished living space on 30 +/- acres of diverse countryside. Surrounded by hundreds of acres of farmland and woods, this property offers an exceptional sense of privacy and seclusion while remaining conveniently accessible to the amenities of town. With Saint Cloud approximately 20 minutes away, Sartell just 15 minutes, and Interstate 94 about 15 minutes, you can enjoy the best of both worlds - seclusion on a beautiful private estate when you want it and convenient access when you need it.

From the moment you enter, the quality and character of this home are evident. An impressive custom wood staircase welcomes you, immediately setting the tone for the beautifully crafted woodwork throughout the rest of the home. The spacious kitchen provides an inviting gathering place, complemented by a formal dining

room leading out to a new deck overlooking the calming landscape for larger occasions. The living room features a gas fireplace, creating a warm and comfortable space to come together and relax.

The main-level primary suite offers a true retreat, complete with a whirlpool tub, tiled walk-in shower with glass enclosure, heated towel bar, and a television integrated into the bathroom mirror. Upstairs, the two bedrooms are connected by a Jack-and-Jill bath, while the spacious bonus room above the heated three-car garage offers the perfect spot for games, hobbies, movie nights, or additional space.

The finished walkout basement adds valuable living space with an additional bedroom, open living area, bathroom, laundry room, and plenty of storage. With direct access to the outdoors, this level offers flexibility for guests, recreation, hobbies, or everyday living.



Outside is where this property truly sets itself apart. The 30 +/- acres offer a diverse combination of wooded terrain, gentle slopes, lowland pockets, and a pond, creating an attractive and functional landscape for both recreation and an abundance of wildlife. The pockets of the lowland areas are accessible by foot and provide excellent natural cover and bedding habitat. Approximately 1.5 acres that were previously used for food plots are now established in native grasses, adding another valuable component to the property's wildlife habitat.

Whether you're an avid hunter, outdoor enthusiast, hobbyist, or simply looking for a private place to call

home, this acreage offers tremendous potential in a convenient location. Recent updates include the new deck, windows, doors, lighting, and James Hardie low-maintenance siding installed in 2020. The property also includes a large shop in the backyard, providing abundant room for equipment, vehicles, projects, storage, or recreational toys.

With exceptional craftsmanship, updates, generous living space, a heated three-car garage, substantial shop, geothermal efficiency, and 30 +/- acres of diverse and secluded land, this is far more than a home - it is a place to enjoy the land, the wildlife, and the seclusion that comes with owning a truly special private estate.

PROPERTY FEATURES

COUNTY: **STEARNS** | STATE: **MINNESOTA** | ACRES: **30**

- Private estate on 30 +/- acres
- 4 bed, 4 bath, 4,301 finished sq. ft.
- Secluded private setting
- New deck, windows, doors, and siding
- Custom woodwork
- Additional shop in backyard
- Surrounded by woods, farmland, and wildlife
- Abundance of deer and turkeys
- 15 minutes from Sartell and Interstate 94
- 20 minutes from Saint Cloud



4,301 FINISHED SQ. FT. HOME

Tucked away in a peaceful country setting at the end of a shared private driveway, this remarkable 4 bedroom, 4 bath home offers 4,301 square feet of beautifully finished living space on 30 +/- acres of diverse countryside.



4 BED, 4 BATH



NEW DECK, WINDOWS, DOORS, & SIDING

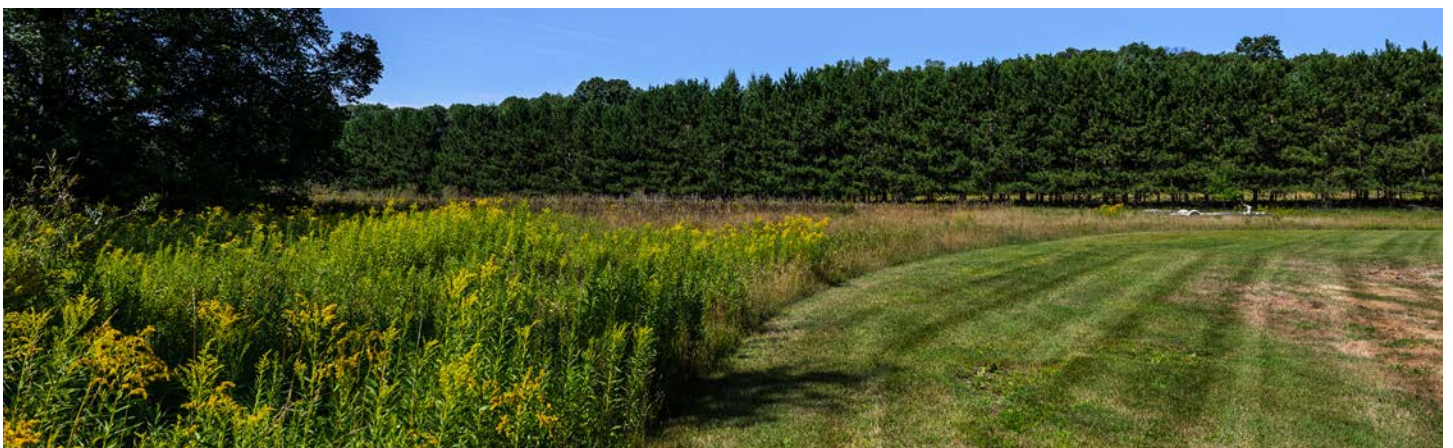


CUSTOM WOODWORK

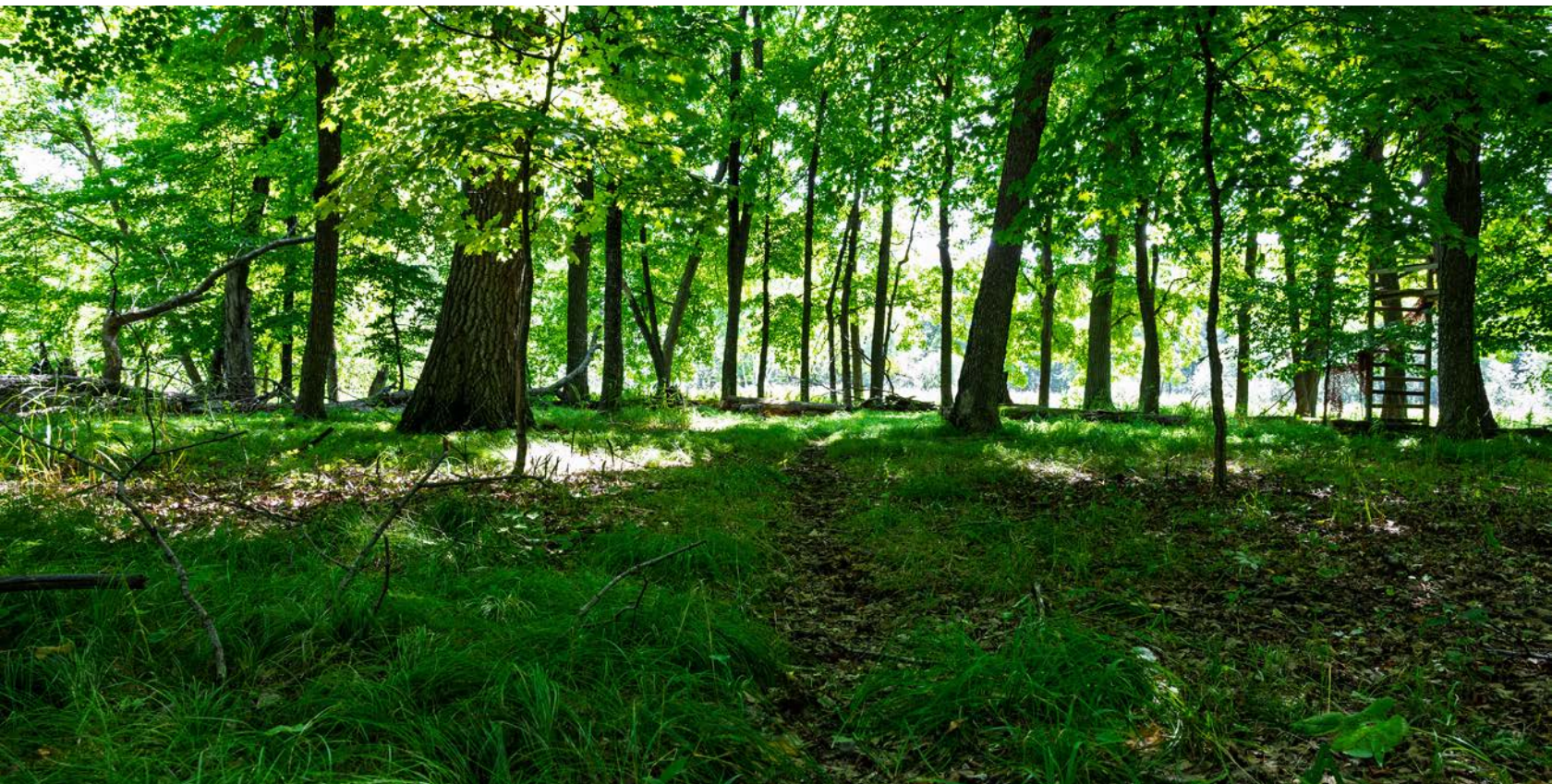


SECLUDED PRIVATE SETTING

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SURROUNDED BY WOODS & FARMLAND



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 45° 40' 56.76, -94° 16' 36.17

0ft 259ft 517ft



Maps Provided By:



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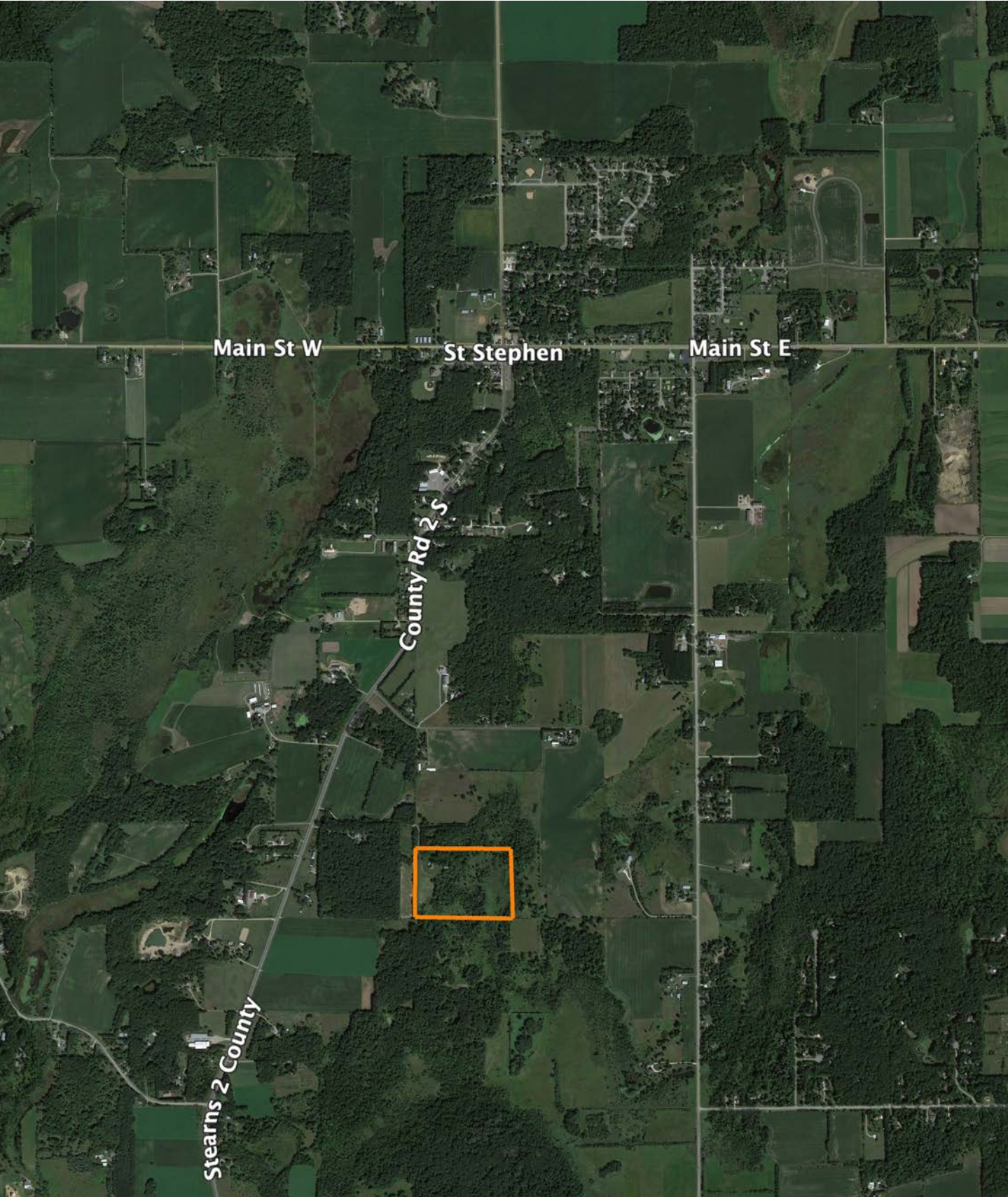
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36-126N-29W
Stearns County
Minnesota



8/23/2026

OVERVIEW MAP



AGENT CONTACT

Cole Peplinski's journey into land sales was driven by his profound respect for farmers, ranchers, and landowners, cultivated through extensive hands-on experiences. His roles as a waterfowl hunting guide, turkey outfitter, ranch hand, and experience in agricultural equipment sales have provided him with invaluable insights into land management, farming, and ranching practices, and the importance of strong relationships. The relationships he built while attending the University of Nebraska-Lincoln and following graduation working in Marketing at Bass Pro Shops and Cabela's headquarters in Missouri where he oversaw the company's national hunting pro team have helped him continue to gain experience with various types of landowners and build lasting relationships within the outdoors industry.

A resident of Alexandria, Minnesota, Cole brings a wealth of passion to his role deeply rooted in his love for the outdoors. From his very first hunt, he knew he had found a lifelong passion, which has only grown over the years as he has continually honed his knowledge of various terrains, types of game, and conservation skills. As a professional hunting guide, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

Cole is actively involved with the National Wild Turkey Federation and the National Deer Association. His diverse background, relentless drive, and commitment to continuous learning make him a trusted advisor for clients looking to buy or sell land. Cole's strong work ethic, excellent communication skills, and deep understanding of land values ensure that his clients receive the best possible service and outcomes.



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